



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

1215 24TH STREET WEST

Billings, MT 59102

TOTAL BUILDING FOOTPRINT

12,600 SF

ASKING PRICE

\$1,143,700

AREA

Convenient West End Location one block from the intersection of 24th & Grand

Major Capital Improvements within the last 5 years:

8 New 85% Efficient Gas Furnaces / \$15,000

156 LED (2'x4') Recessed Ceiling Fixtures / \$21,500

1 Single Ply TPO Roofing System, Insulation & Gutters / \$62,500

31 Double Pane Window Replacements / \$4,100



OFFICE

Steven Kenney

406.591.2890

steve@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

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Billings, MT 59102



OFFERING SUMMARY

Sale Price: \$1,143,700

Lot Size: 27,738 SF

Year Built: 1978

Building Size: 12,600 SF

Price / SF: \$90.77

PROPERTY OVERVIEW

- 12,600 square foot multi-tenant office building (10 Suites, 234 sf to 3,360 sf)
- 27,738 square foot improved City lot zoned RP (Residential Professional)
- Equal floored two-story split-entry configuration (Excellent lower level daylight)
- 1978 original construction with a substantial interior remodel in 2007
- Synthetic stucco exterior finish with a single ply roofing system
- Based on a projected annual NOI of \$91,496
- Financial performance information available (Non-disclosure required)
- Building is owned by a Montana Real Estate Licensee

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SALE PRICE

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PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building

LOCATION INFORMATION

Street Address 1215 24th Street West
City, State, Zip Billings, MT 59102
County Yellowstone

PARKING & TRANSPORTATION
NUMBER OF PARKING STALLS:

45

BUILDING INFORMATION

Building Class A
Occupancy % 95.0%
Tenancy Multiple
Number Of Floors 2
Average Floor Size 6,300 SF
Year Built 1978
Free Standing No

UTILITIES & AMENITIES

Central HVAC Yes
Common Bathroom Sets On Both Floors
Upper Level Common Kitchen

YELLOWSTONE COUNTY TAX RECORDS

Assessed Value Detail Tax Year: 2019
Commercial City Lot \$ 360,040
Improvements On Commercial City Lots 692,060

Total \$1,052,100

BUILDING DIRECTORY

Upper Level

Coldwell Banker The Brokers (Residential)
Coldwell Banker CBS (Commercial)
AnswerNet
Lower Level

Farmers Union Insurance
Clarity Tax & Accounting
Prudential Financial
Big Sky Nutrition
Cherry Creek Mortgage Company
Available Suite 115B (1,122 SF)

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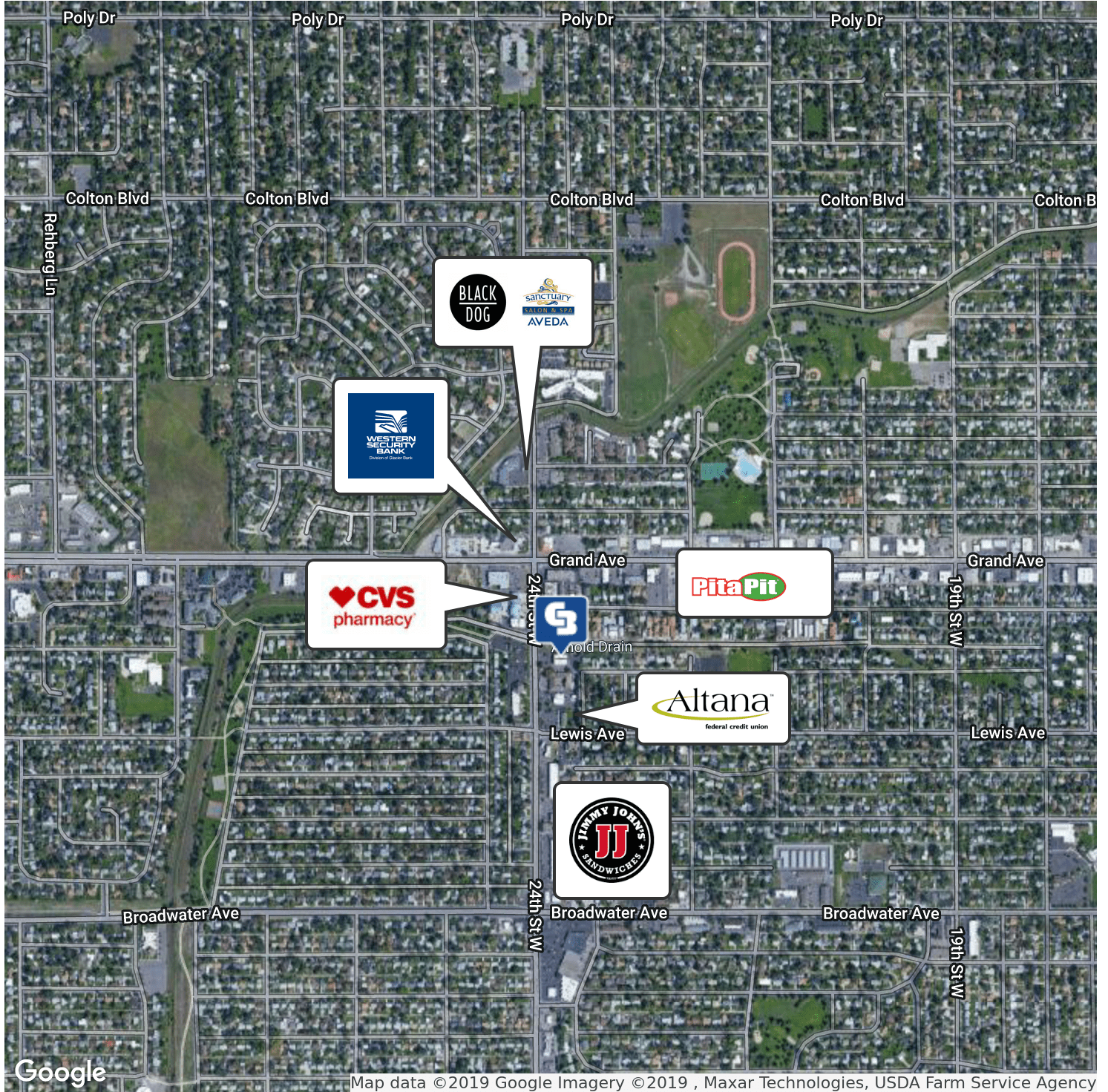
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Google

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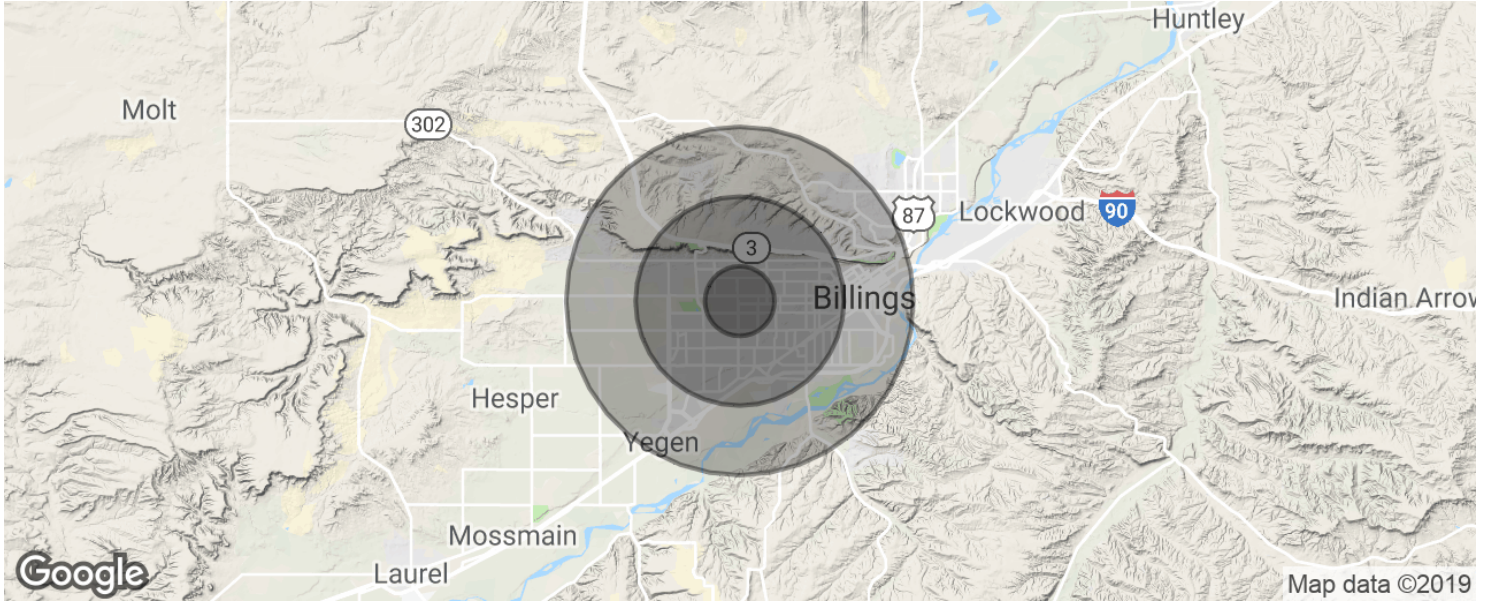
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,186	66,964	98,237
Median age	41.8	39.8	38.4
Median age (Male)	40.2	37.3	36.5
Median age (Female)	43.2	42.4	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,496	29,798	43,268
# of persons per HH	2.3	2.2	2.3
Average HH income	\$63,838	\$60,004	\$59,155
Average house value	\$196,198	\$193,350	\$194,820

* Demographic data derived from 2010 US Census

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